



BENT OAK
INDUSTRIAL PARK



Community Meeting

Rezoning Petition No. 2019-173

July 7, 2020



PRESENTATION AGENDA

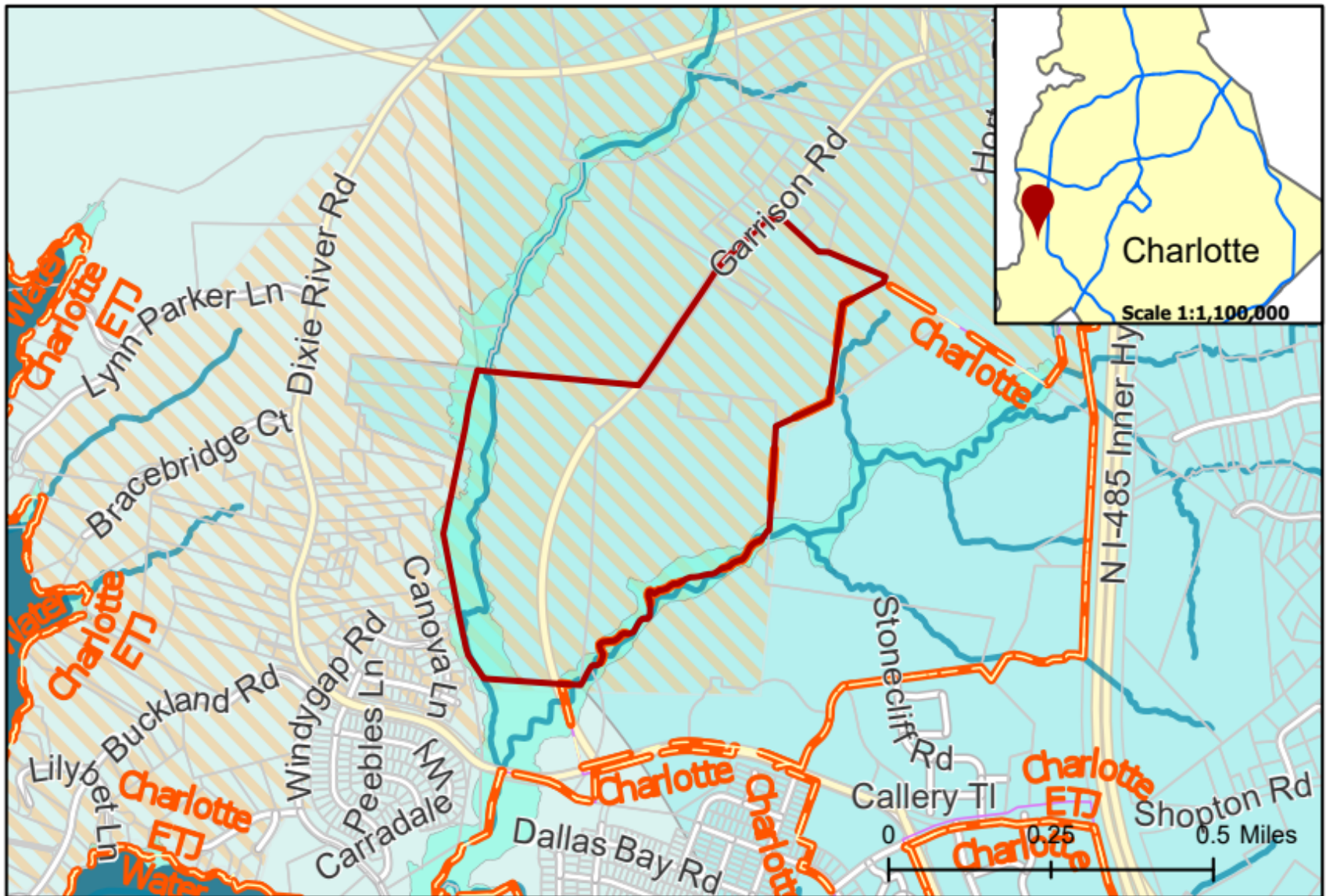
- M** 6:30-6:35- WELCOME, INTRODUCTIONS and CURRENT REZONING SCHEDULE
- M** 6:35-6:40- SITE, CURRENT ZONING, REZONING REQUEST and LAND USE PLAN
- M** 6:40-6:45-MCCRANEY PROPERTY COMPANY OVERVIEW
- M** 6:45-7:05-DEVELOPMENT SUMMARY
 - M** SITE PLAN
 - M** TRAFFIC IMPACTS
 - M** GARRISON ROAD IMPROVEMENTS
 - M** PRELIMINARY SCHEDULE
- M** 7:05-7:35- COMMENTS AND QUESTIONS AND ANSWERS



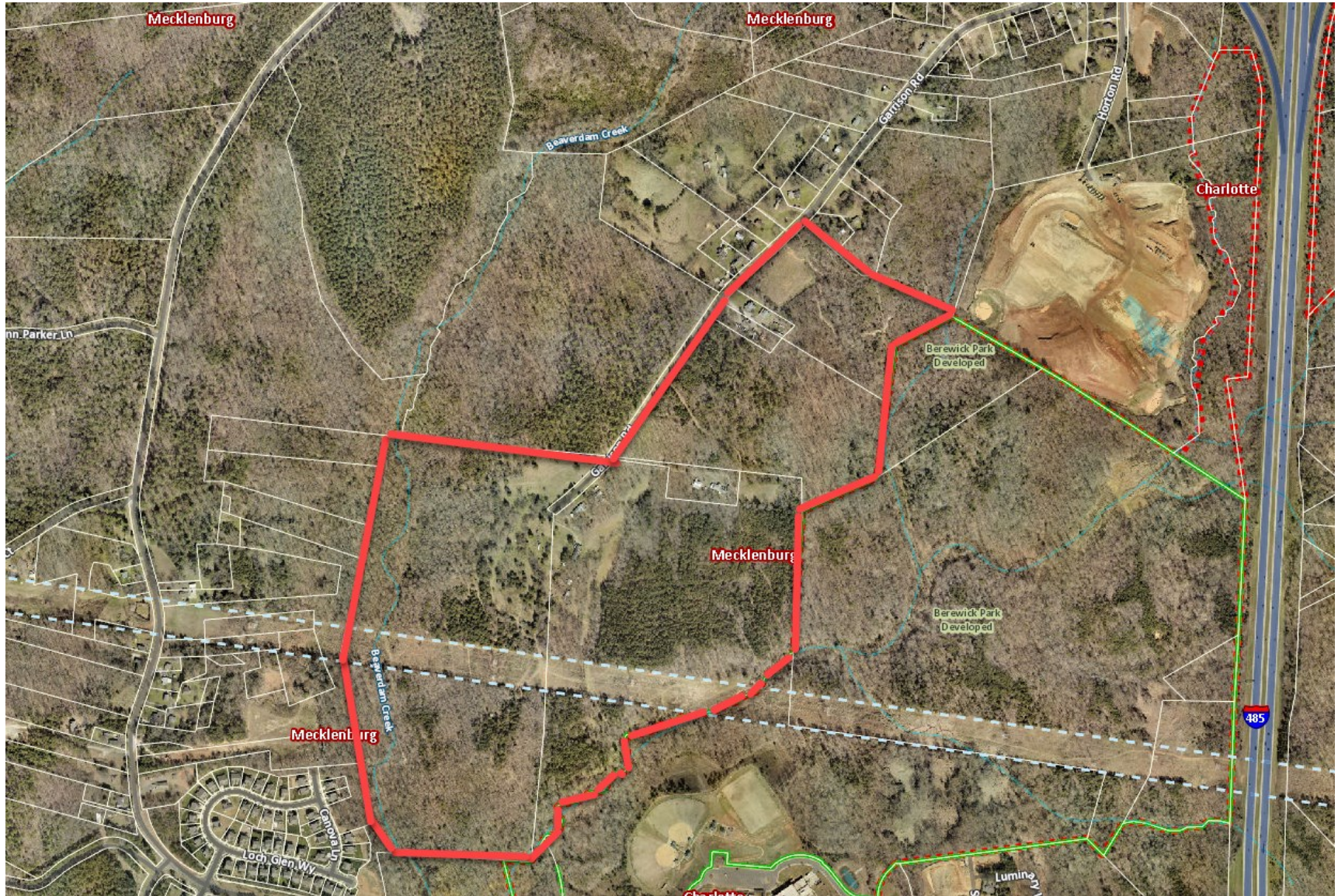
Current Rezoning Schedule

- Public Hearing: Monday, September 21, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 6, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 19, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center

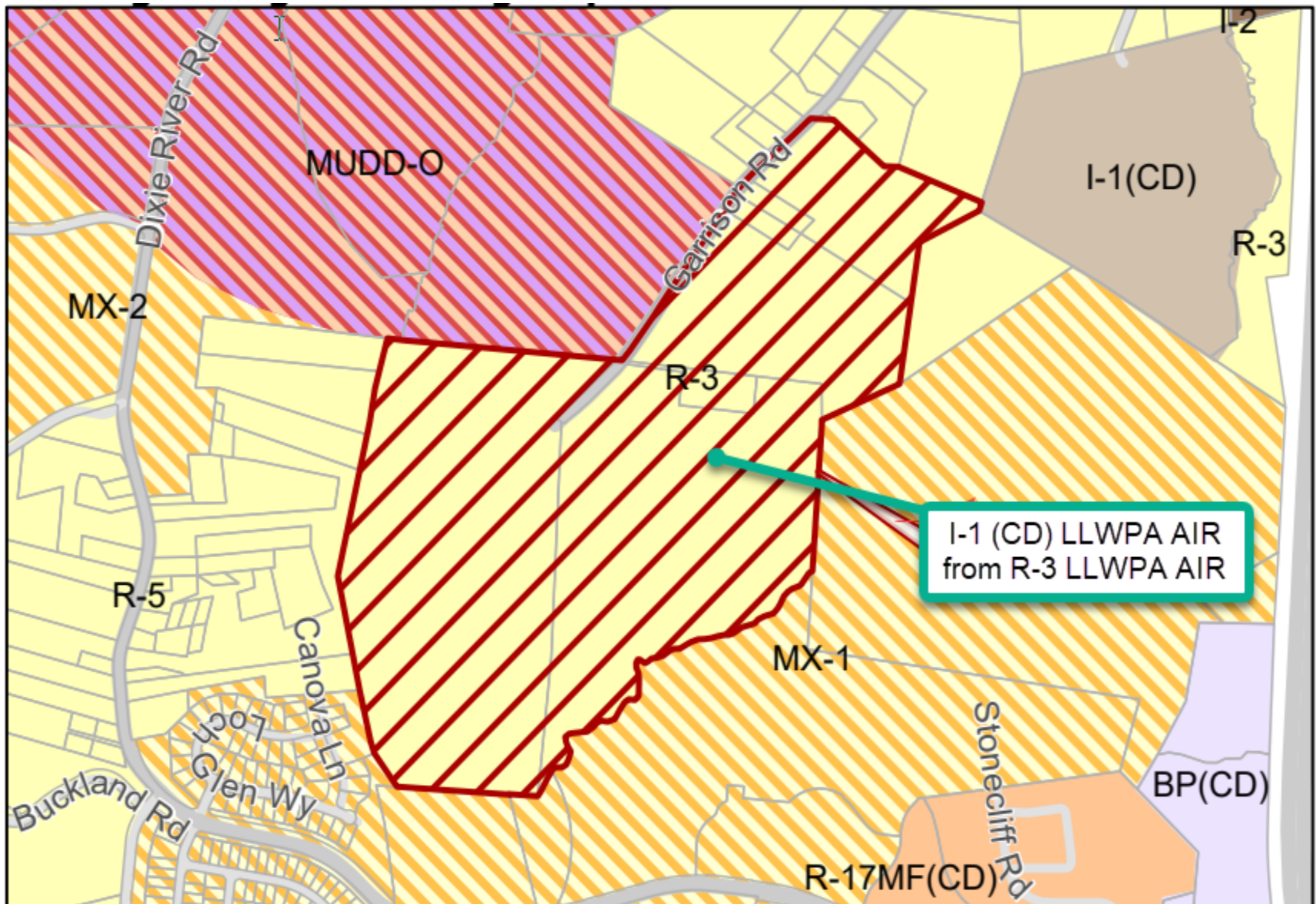
Site – 150 Acres



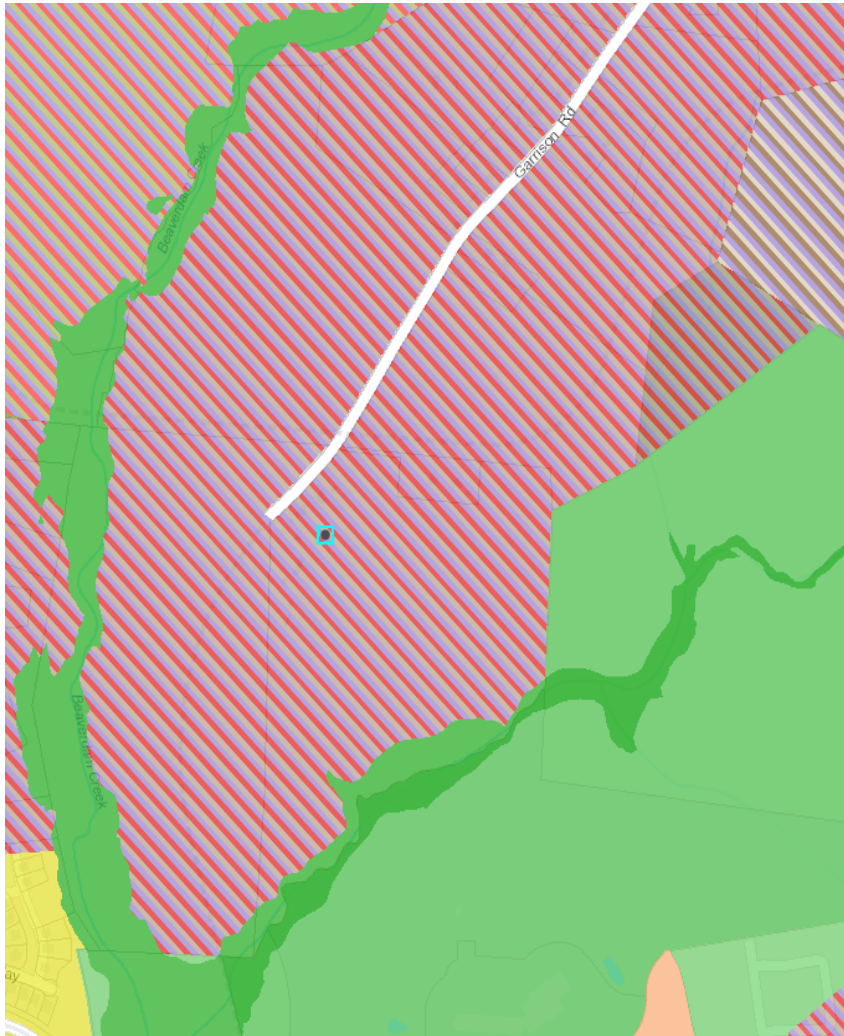
Site – 150 Acres



Current Zoning of the Site and Nearby Parcels/Rezoning Request



Land Use Plan



Land Use Proposed: Dixie Berryhill Strategic Plan

Planning District	Southwest
Plan Name	Dixie Berryhill Strategic Plan
Plan Adoption Date	4/13/2003, 8:00 PM
Adoption Type	Area Plan
Proposed Landuse Code	MIX35
Proposed Landuse Description	Office/Retail/Light Industrial
Residential Density	-9.00
Zoning Designation	
Rezoning Date	
Zoning Petition	
Generalized Landuse	Mixed Non-Residential

Background: McCraney Property Company



- M** Southeast US Industrial Property Focused...acquisition, development and management.
- M** McCraney is actively acquiring and developing industrial assets within major US seaports, inland ports and transshipment markets utilized for national, super-regional distribution activities, and “last mile” (same day/next day) locations for e-commerce fulfillment.
- M** McCraney Property Company is led by President and founder Steven McCraney, bringing 28 years of Industrial real estate experience.
- M** Proven execution capabilities position the firm to thrive in today’s booming e-commerce, distribution and fulfillment markets.
- M** Named one of National Real Estate Investor’s 2018 Top 30 National Industrial Owners & Developers.
- M** Named Industrial Developer of the year for Central Florida in 2013, 2014, 2016, 2017 and again in 2019.
- M** Over 5 million square feet of Class A industrial buildings under development through GA, NC, SC and FL



McCraney Property Company BUILDING EXAMPLES











95 LOGISTICS @ POOLER PKWY

SAVANNAH, GA

- » TWO (2) NEW CLASS A LOGISTICS BUILDINGS TOTALING 564,489 SF
- » 10.1 MILES FROM THE FASTEST-GROWING CONTAINER PORT IN THE U.S.
- » 82% LEASED TO 2 TENANTS





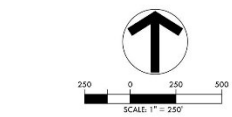
Development Summary

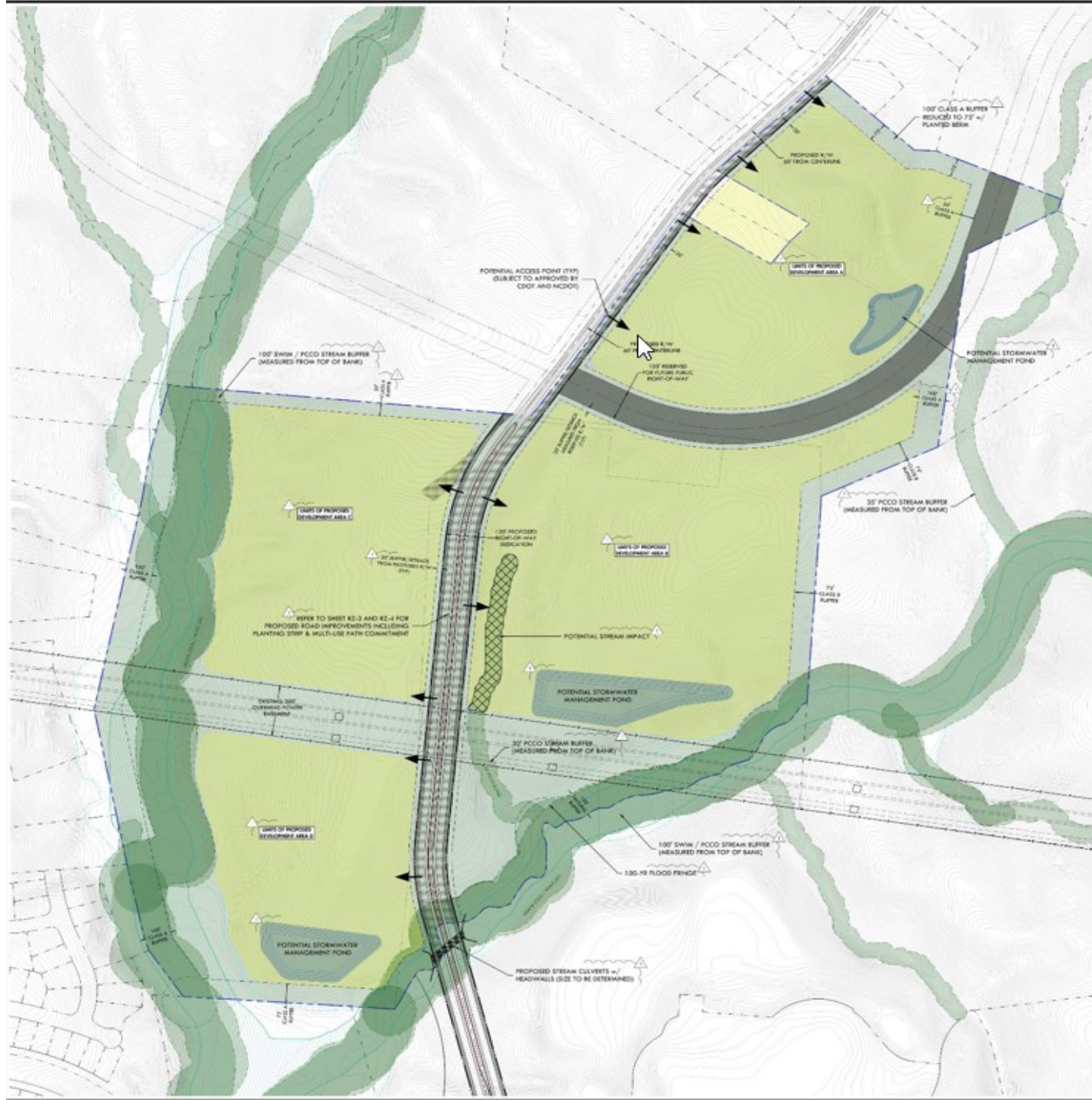
- +/- 150 Acres
- Maximum of 1,450,000 square feet of gross floor area devoted to uses allowed in the I-1 (Light Industrial) zoning district.
- Maximum of 7 total buildings
- Requested Zoning- I-1 Conditional [I-1 (CD)]
- Setbacks and Buffers:
 - 100-ft from single family (reduced to 75-ft with a berm)
 - 20-ft setback from public streets
- Environmental Controls
 - Stream Buffers will comply with the Lower Lake Wylie Watershed Overlay Ordinance
 - 100' SWIM/PCSO buffer increased to 50% of the flood fringe as additional stream buffer
 - Sediment Ponds-detain 2-year storm for 5 days and 25 year storm for 3- days
 - Additional measures including PAM as required to treat sheet flow runoff
 - Participate in bathymetric surveying for corridor
- Transportation Improvements:
 - Connect Dixie River to Garrison and West Boulevard

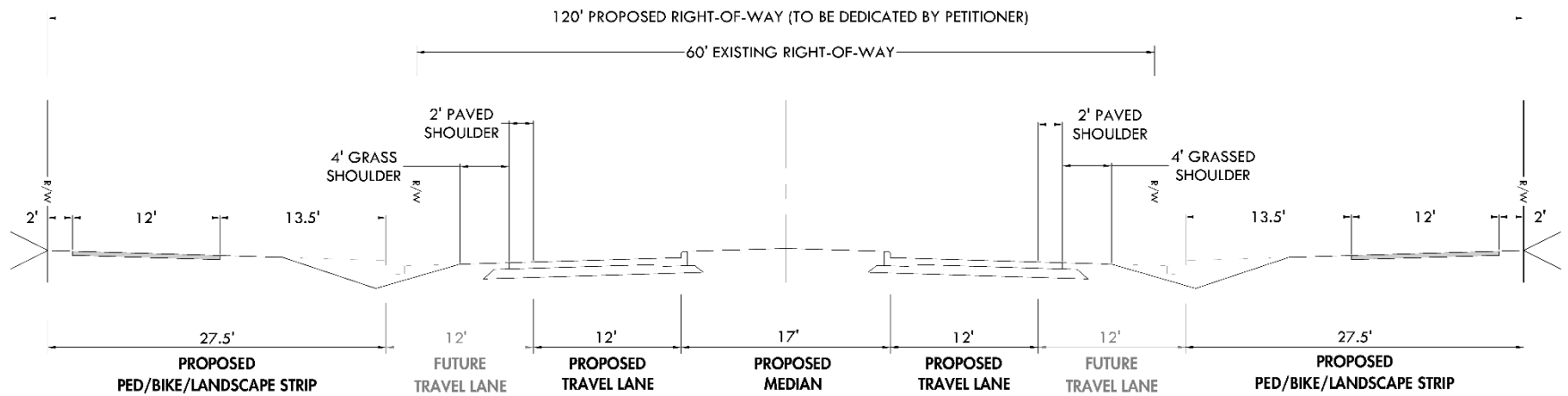




ADJACENT PROPERTY OWNERS						
R	IND	LAST NAME	FIRST NAME	FR	DO	STREET ADDRESS
21	1412122	RUSHING	JOHN	2879	312	GARRIHOED RD
22	1411202	RUSHING	JAMES WARREN	1838	941	10428 GARRISON RD
23	1411203	SWANEY	ROBERT L	618	835	10405 GARRISON RD
24	1411104	RUSHING	JOHN	312	312	10405 GARRISON RD
25	1411103	SWANEY	PVLA C	2941	68	10308 GARRISON RD
26	1411102	RUSHING	JOHN	312	795	GARRIHOED RD
27	1411113	RUSHING	ROBERT L	2978	312	GARRIHOED RD
28	1411113	SWANEY	ROBERT L SR	486	382	34412 GARRISON RD
29	1411114	RUSHING	ROBERT D	3552	942	35522 GARRISON RD
30	1411112	RUSHING	ROBERT L JR	1299	129	31338 GARRISON RD
31	1411105	CHESKY	LACHELLE M	3110	5	70422 OVERVIEW RD
32	1411000	SHOET	JOE	1218	81	7055 OVERVIEW RD
33	1411004	WOODARD	HERRITTA	1044	593	7044 OVERVIEW RD
34	1411011	CARRUTHERS	CLAUDE	779	754	7043 OVERVIEW RD
35	1411014	HALL	LIE	1032	408	OVERVIEW RD
36	1411013	POFFS	ROBERT	3040	341	OVERVIEW RD
37	1411026	ROBERTS	RONALD WALLACE	1124	897	OVERVIEW RD
38	1411022	ONTELEPHOLOS LK	HERBERT	2709	305	6812 OVERVIEW RD
39	1411021	ROBERTS	JOHN	7256	254	7256 OVERVIEW RD
40	1411028	PETERSON	TAD	3225	381	7029 CANOVAN LN
41	1411077	SWANEY	IAN NICOLE THAMES	3185	392	7143 CANOVAN LN
42	1411078	PAYNE	SADAGANA SAMIRPETER	3289	336	7062 CANOVAN LN
43	1411079	BARTLETT	NICOLA L	3825	082	7062 CANOVAN LN
44	1411081	SWANEY	BETH ANN	3463	363	7062 CANOVAN LN
45	1411083	BURKOWICZ HORMONOVAS ASSOC INC	DAVID	2404	264	LOCKLEIGH WAY
46	1411086	HORMONOVAS HORMONOVAS ASSOC INC		3456	264	CANOVAN LN
47	1411101	LOCKLEIGH COUNTRY CLUB	DAVID	2722	642	OVERVIEW RD
48	1411711	MICKELTHORP CANVON		1453	452	5552 OVERVIEW RD
49	1411712	AGRICULTURE		618	618	OVERVIEW RD
50	1411801	MICKELTHORP CANVON		3275	795	GARRIHOED RD
51	1411802	SL KORTON ROAD LK	ROBERT L	9219	1	10157 KORTON RD
52	1411803	AGRICULTURE	ROBERT L	208	208	OVERVIEW RD
53	1411811	SWANEY	ROBERT L	8028	055	31839 GARRISON RD
54	1411818	HUGHES	SHIRLEY S	2704	624	GARRIHOED RD
55	1411828	SWANEY	ROBERT L	554	479	10155 GARRISON RD
56	1412001	ORISKANY COMMUNITIES LLC		3289	788	OVERVIEW RD
57	1412002	ORISKANY COMMUNITIES LLC		3289	788	OVERVIEW RD
61	1412006	MICKELTHORP CANVON		2470	269	GARRIHOED RD

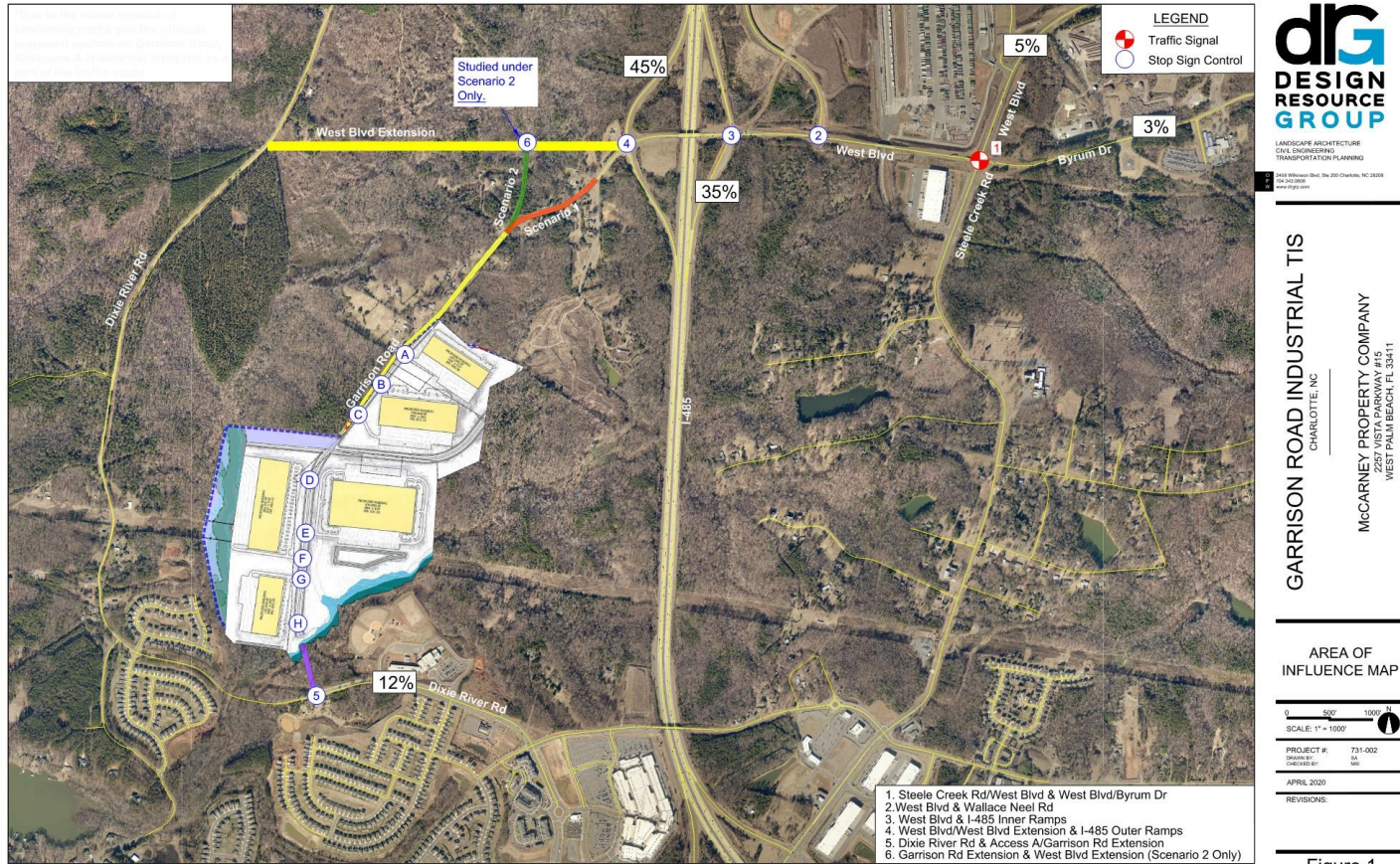






SECTION C - C
PROPOSED ROAD IMPROVEMENTS
(FUTURE BY OTHERS)

TRAFFIC IMPACTS



McCraney - Garrison Rd. Ind. Site Trip Generation

Land Use [ITE Code]			AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Proposed Development								
General Light Industrial [110]	147,000	SF	52	7	59	6	42	48
Warehousing [150]	1,096,500	SF	121	36	157	43	116	159
<i>Proposed Development Total</i>			173	43	216	49	158	207

References:

CHARLOTTE, NC

McCARNEY PROPERTY COMPANY

2257 VISTA PARKWAY #15
WEST PALM BEACH, FL 33411

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SCALE: NTS

APRIL 2020

APRIL 2020

REVISIONS

1. 07/07/2020 Per CDOT/NCOT Comments



Figure 10



CONCLUSION

In summary, even though the Garrison Road industrial development will increase the amount of traffic on the adjacent roadways/corridors, the existing/future intersection operations are not expected to be materially impacted, especially with the proposed access configurations.



QUESTIONS?





BENT OAK
INDUSTRIAL PARK



THANK YOU !

